

TREASURER'S BOOK

I hereby certify that I received \$ 7.8 and issued
 Receipt No. 10023 therefor in payment of mortgage
 tax on the within mortgage.

Dated this 9 day of Aug, 1923
W. W. Stickney County Treasurer

northeast quarter of northeast quarter of section seven (7)
 thence west one hundred fifty four (154) feet thence north
 two hundred ten (210) feet thence east 154 feet thence east
 154 feet thence south to place of beginning.

with all the improvements thereon and appurtenances thereunto belonging, and warrant
 the title to the same.

This mortgage is given to secure the principal sum of twelve hundred fifty dollars
 with interest thereon at the rate of 8 per cent per annum, payable semi-annually from date
 according to the terms of one (1) certain promissory note, described as follows, to-wit:
 One note in the sum of twelve hundred fifty and no/100 dollars of even date herewith, due
 in two years with interest thereon at 8% per annum payable semi-annually from date,
 executed by the maker hereof, of even date herewith, due and payable to the order of the
 second party with interest thereon at the rate of 8 per centum per annum until due, and
 at the rate of ten per centum per annum after maturity.

The interest before maturity is further evidenced by 4 coupons attached to the
 principal note, principal and interest payable at the place designated in said note and
 coupons.

The party of the first part, hereby makes the following special covenants to and
 with said party of the second part and their assigns, to-wit:

First: That said first party will procure separate policies of insurance against
 fire and tornadoes, each in the sum of one thousand dollars, and maintain the same during
 the life of this mortgage for the benefit of the mortgage or their assigns, and made
 payable to the mortgagee or assigns as his or their interest may appear.

Second: That the first party will pay all taxes and assessments, whether
 general or special, lawfully levied or assessed on said premises before the same become
 delinquent.

Third: That the said first party will keep and maintain all improvements on
 the premises in good condition; commit or suffer no waste, thereon, and not allow said
 premises to become in a dilapidated condition.

Fourth: Upon any breach of the first, second or third special covenants of this
 mortgage hereinbefore enumerated as well as for the failure to pay any part of the indebted-
 ness hereby secured, either principal or interest, at the time the same become due, the
 holder of this mortgage may declare the entire sum or sums secured hereby due and payable,
 without notice and shall be entitled to a foreclosure of this mortgage for the satisfaction
 thereof.

Fifth: In case of default in payment of any insurance premium, taxes or assess-
 ments, the holder of this mortgage may pay and discharge the same, and all such sums paid
 shall be secured by the lien of this mortgage, and draw interest at the rate of ten per
 cent per annum, provided that such payments by the mortgagee shall not operate as a waiver
 of the right to foreclose the mortgage under the provisions of the fourth special cove-
 nant hereinbefore set out.

Sixth: Upon any default entitling the holder hereof to a foreclosure and if
 the indebtedness secured by this mortgage shall be collected by an attorney or through
 proceedings in any County, State or Federal court, an additional sum of ten per cent of
 the amount due shall be recovered as attorney's fees and shall be included in any judgement
 or decree of foreclosure as a part of the indebtedness secured by this mortgage.

Seventh: Party of the first part, for said consideration, does hereby
 expressly waive appraisement of said real estate and all benefits of the homestead,
 exemption and stay laws in Oklahoma.